

GATKE PARCELS CORP.
Warsaw, Kosciusko County, IN
Revised December 27, 1999

Site Location and Description

This site is located at 2321 East Winona Avenue.

Zip Code: 46580

Site Uses and Past Activities

This property has a historic structure on-site that was the original powerhouse for the Winona Lake Interurban Railroad. It began operations in 1906, supplying power for the railroad and to the Town of Winona Lake.

In 1926 the Gatke Corporation purchased the property to utilize the on-site power plant to manufacture friction and bearing products and sheet packing. These products were manufactured using asbestos until approximately 1976 when the use of asbestos was banned. The power plant produced steam from the burning of various fuels including coal, heating oil (bunker fuel #6) and natural gas. The Gatke facility operated until 1989 or 1990. The property was abandoned in 1993. IDEM has inspected this facility on several occasions. A 1993 investigation revealed the presence of numerous drums of baghouse dust, hydraulic oils, and other unknown liquids and solids. These materials were subsequently identified and removed from the site by a private consultant.

Contaminants and Impacts

A preliminary review indicated the presence of some contamination that may require a cleanup action. Benzene, tetrachloroethene, and trichloroethene contamination was found in groundwater at levels exceeding the Voluntary Remediation Program's Tier II nonresidential cleanup criteria. These impacts may be due to a neighboring industry.

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority.

Community Concerns

The community has speculated about the contamination in the area of this site for years. Property values in the area are low and vacant buildings have become a breeding place for crime, fire and nuisances. The unknown environmental factors have kept investors away from the area and blight is growing. The current state of the Gatke property discourages investment



in the neighboring properties. Removing the contamination and possibly demolishing some of the present structure should make the property marketable. Selling it would return the property to the tax roles.

Actions Taken

The City of Warsaw was awarded Indiana Brownfields Site Assessment Grants by the Indiana Development Finance Authority in May 1998 and September 1999. In addition, IDEM conducted a limited Brownfields Environmental Assessment for this site in March 1999.

The first Phase II assessment reports were submitted to IDEM for review. However, the first grant was not enough to cover all necessary sampling. The second grant funded the needed additional Phase II sampling.

Current Status

The State is anticipating the receipt of the assessment reports generated from the second grant funded Phase II investigation activities.

Future Actions

IDEM staff will review the assessment documents submitted to the State to ensure environmental objectives are met and discuss future steps as necessary to facilitate the City of Warsaw's redevelopment efforts.

Reuse and Redevelopment

The community has two potential purchasers: one is a neighboring facility that would use the existing buildings for warehousing; and the other would demolish most of the existing structures and restore the oldest structure for use as a museum.

Cost Estimates

Amount of grant awarded: \$23,250 and \$15,023.

For More Information

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